

3785 WILSHIRE BLVD, LOS ANGELES, CA 90010

# SOLAIR RETAIL

FOR LEASE

 **KORUS**  
REAL ESTATE

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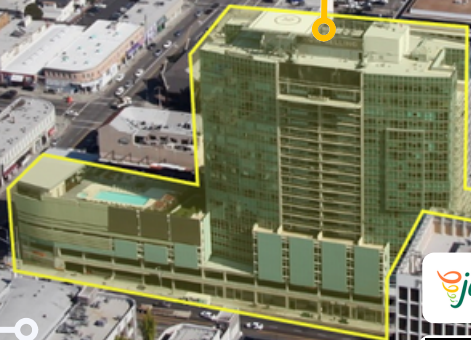
# Downtown Los Angeles

- STARBUCKS PICK-UP
- SALON DE FREYA LOS ANGELES CA
- PARIS BAGUETTE
- MARINES
- SHAKE SHACK
- LOUIS CASTEL
- BANGNAM STATION 217
- LOVE FISHY
- U.S. ARMY
- UPS
- 아식 나라
- edible arrangements

- DAISO
- AKI SHABU
- MART
- PARIS BAGUETTE
- beard papa's fresh and natural cream puffs
- CGV CINEMAS
- ROCKN ROLL SUSHI
- COSMETIC WORLD
- HORISOBI
- SUL & BEANS
- K-POP MUSIC TOWN

- Bank of Hope
- CHASE
- PACIFIC CITY BANK

**SUBJECT PROPERTY**  
3785 WILSHIRE BLVD



CVS

- jamba
- WELLS FARGO

Ralphs

6th St (+29,427 VPD)

Wilshire Blvd (+50,616 VPD)

S Western Ave (+42,684 VPD)





# PROPERTY SUMMARY



## ADDRESS

3785 Wilshire Blvd  
Los Angeles, CA 90010



## LEASE RATE

\$3.00 + NNN



## BUILDING SIZE

333,324 Sq. Ft.  
41,000 Sq. Ft.  
(Retail)



## PARKING

150 Parking  
Spaces  
(3.7 per 1,000)

# PROPERTY INFORMATION

- NEC of Wilshire Boulevard and Western Ave.
- Retail fronts the entire block of Western Ave.
- 150 parking spaces for retail in the underground garage.
- Adjacent to MTA Metro Station (Purple Line.)
- One of the highest-density neighborhoods in the U.S.  
(±661,694 residents within a three-mile radius)

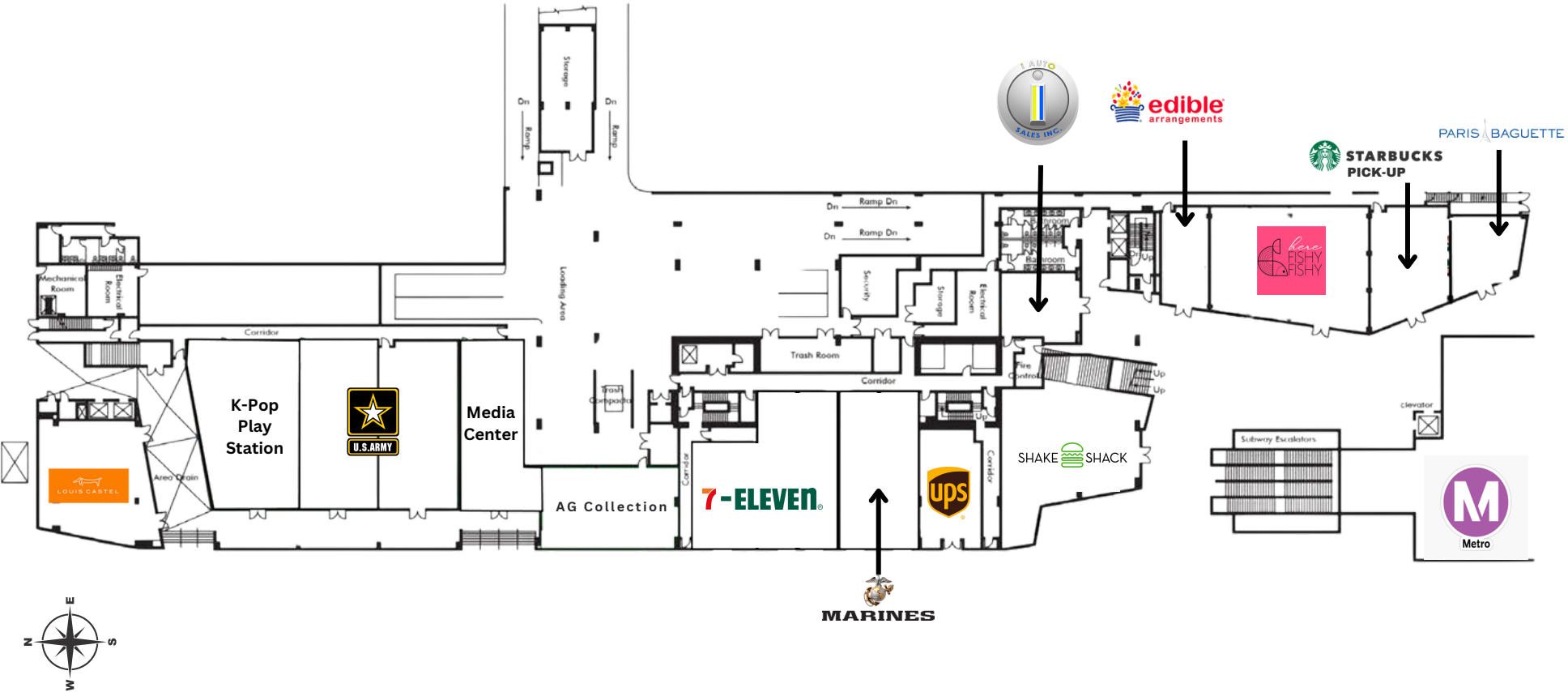
# CO-ANCHORED BY



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# SITE PLAN - GROUND FLOOR



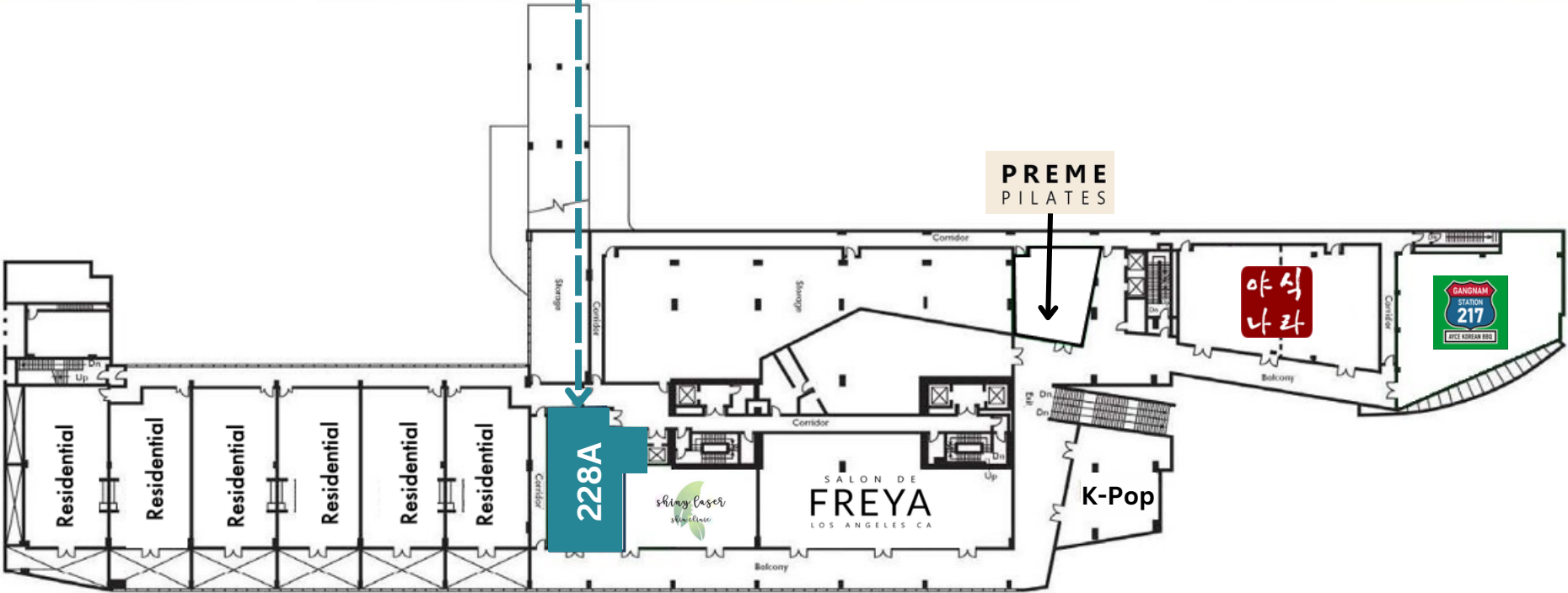
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# SITE PLAN - SECOND FLOOR

AVAILABILITY: 1,291 SQ. FT.



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## PROPERTY IMAGES



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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2023 Estimated Population	110,059	661,694	1,228,692
2028 Projected Population	109,448	654,703	1,213,887
2010 Census Population	101,707	628,702	1,177,191
<b>Households</b>			
2023 Estimated Households	43,213	248,172	473,906
2028 Projected Households	42,824	245,439	467,868
2010 Census Households	40,481	235,118	453,229
<b>Income</b>			
2023 Estimated Average Household Income	\$68,189	\$76,267	\$87,545
2023 Median Household Income	\$49,092	\$52,357	\$59,626



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